

910628KM

WARRANTY DEED

THIS INDENTURE, made and entered into this **28th** day of **April**, 2000, by and between **Bowden Building Corporation**, a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and **Earlie Gardner, an unmarried person**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Olive Branch**, County of **DeSoto**, State of **MS**.

Lot 79, Section A, Fox Creek Subdivision, Section 30, Township 1 South, Range 5 West, as shown on plat of record in Plat Book 56, Pages 28-29, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor(s) herein as shown in Warranty Deed of record in Book 357, Page 700 in said Register's Office.

This conveyance is made subject to: Subdivision restrictions, building lines and easements of record as shown in Plat Book 56, Pages 28-29, Easements of record as shown in Book 213, Pages 753, 756, 759, 762, and 765, and Book 222, Pages 89, 93, 96, 100, 103 and 106, all in said Clerk's Office and 2000 DeSoto County Taxes not yet due and payable.

Parcel No. 1059-3005.0-00079.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, EXCEPT as setforth above, and that the title and quiet possession thereto it warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Bowden Building Corporation

Ryan E. Byrne

Ryan E. Byrne, Assistant Secretary

STATE MS. - DESOTO CO.
FILED

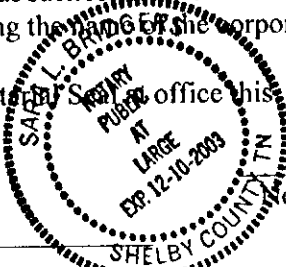
MAY 8 3 48 PM '00

BK. 372
WE 372

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ryan E. Byrne** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be **Assistant Secretary** (or other officer authorized to execute the instrument) of **Bowden Building Corporation**, the within named bargainor, a corporation, and that he as such **Assistant Secretary**, executed the foregoing instrument for the purposes therein contained by signing the same **for and on behalf of the corporation** by himself as **Assistant Secretary**.

WITNESS my hand and Notary Seal in my office this **28th** day of **April**, 2000.



Sara L. Bridges
Notary Public

My commission expires: _____

Property address: **12909 Fox Ridge Lane**
Olive Branch, MS 38654

Grantor's address **138 Timber Creek Drive**
Cordova, TN 38018

Phone No.: **901-758-6200**

Phone No.: NA

Grantee's address **12909 Fox Ridge Lane**
Olive Branch, MS 38654

Phone No.: **901-754-2080**

Phone No.: **901-527-0432**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Community Mortgage Corporation
142 Timber Creek Drive
Cordova, TN 38018

This instrument prepared by:
Southern Escrow Title Company
7515 Corporate Centre Drive
Germantown, TN 38138
(901) 754-2080

File No.: **910628KM**

Return to: **Southern Escrow Title Company**
7515 Corporate Centre Drive
Germantown, TN 38138
(901) 754-2080

(FOR RECORDING DATA ONLY)